

Hanson, MA Area C
Bonney Hill
High Street Area Data Sheet

MHC	Name	No.	Street	Style/Form
71	Lang-Hill House		High/Pierce	Queen Anne bent house
72	Keene House	111	High Street	Greek Revival end house w/wing
73	Mathews House	125	High Street	Queen Anne end house
74	Faulkner House	135	High Street	Queen Anne end house w/wing
75	Calder House	142	High Street	Queen Anne end house w/wing
76	Calder House	150	High Street	Bungalow
77	Calder House	160	High Street	Colonial Revival gable block
78	Soule House	161	High Street	saltbox w/wing
79	house	175	High Street	Queen Anne end house w/wing
80	Ford House	176	High Street	Queen Anne end house w/wing
81	Chamberlain House	191	High Street	Queen Anne end house
82	MacDonald House	201	High Street	Queen Anne end house
83	house	202	High Street	Queen Anne end house w/wing
84	Wheeler-Bass House	223	High Street	Queen Anne end house
85	house	249	High Street	Cape
86	Keene House	271	High Street	end house w/wing
87	house	284	High Street	gable block 3 bay
88	Stetson House	300	High Street	Italianate end house w/wing
89	Stetson House	303	High Street	Greek Revival gable blk w/wing
90	Scates House	321	High Street	Dutch Colonial gable block
91	Simmons-Tubbs House	334	High Street	Cape
92	Boulanger House	335	High Street	Dutch Colonial w/wing
93	Little-Hale House	345	High Street	Dutch Colonial w/wing
94	Faux House	357	High Street	Colonial Revival/hipped block
95	Bonney House	374	High Street	Cape
96	Estes House	379	High Street	Queen Anne/end house w/wing
97	Stiles House	392	High Street	Craftsman gable block
98	MacDonald House	417	High Street	Tudor
99	Thomas House	437	High Street	Queen Anne gable block w/wing
100	Gould-Thomas House	457	High Street	Cape
101	Estes House	458	High Street	Queen Anne cottage
102	Cobb House	481	High Street	Italianate end house w/wing

FORM A - AREA
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Boston, Massachusetts 02125

Assessor's #
See below.

USGS Quad Area Form #
Hanover C 71-102
& Whitman

Town **Hanson**

Place

Name of Area **Bonney Hill**

Present Use **residential**

Construction Dates
18th century - 1930

Overall Condition **good**

Major Intrusions **small number of
modern buildings**

Acreage **about 50 acres**

Recorded by **Dempsey/Driemeyer**

Organization **Hanson Historical
Commission**

Date **May 1996**

Sketch Map Attached



AREA FORM

Bonney Hill Area, Hanson MA

ARCHITECTURAL DESCRIPTION See continuation sheet.

The Bonney Hill area is a residential neighborhood within Hanson running primarily along High Street between Holmes Street at its north end and Peirce Street to the south. The area was defined to include the best preserved buildings along the street which extends further to the north to Liberty Street and further to the south to Main Street. It includes within it the town's highest rise and follows a north-south ridge. The Plymouth County Hospital area (form) is located at the southeast of this area. During its earliest colonial settlement, the area was sparsely settled with farms, but as the 19th century progressed, properties were subdivided and the street gradually increased in density, a pattern repeated throughout the town. The area thus includes, in addition to an exceptional number of early houses, equal numbers dating to the 19th and early 20th century. Most of the houses here are smaller types of a story or a story-and-a-half in height, including examples of Cape Cod houses, gable blocks, many end houses, and in the commonly associated styles, Federal Greek Revival, Italianate, many Queen Annes, and Colonial Revival. They are representative of the town's housing stock in size and style. Currently most houses here sit on small lots of suburban or village size and shape, with frontages of about 100 to 200 feet and depths averaging about 200 feet but also including a small number that are far deeper.

HISTORIC NARRATIVE See continuation sheet.

The Bonney Hill area is a residential neighborhood in Hanson, one of a number of clusters of housing in the town. While many of Massachusetts' rural communities developed one or more villages, at the meetinghouse, at mill sites, or at crossroads, Hanson developed a generally increasing density covering many sections of the town rather than only one or two. As late as 1830, when most towns had already developed the primary features of a center village, Hanson's meetinghouse stood alone to the north on High Street and the only significant clustering in the town was not on High Street but in North Hanson (form #A). As the 19th century progressed settlement in this area increased but other areas of the town reached higher densities and added commercial functions not shared by Bonney Hill, including North Hanson, North Hanson Depot, South Hanson, South Hanson Depot, Bryantville, and Bournetown, later Burrage. The high hill of this area attracted a number of distinctive developments to this area including the look-out tower of 1913 and the siting of the Plymouth County Hospital here between 1916 and 1919.

REFERENCES

White, "History of Houses in Hanson," 1932.
"History of Hanson," 1962.
Smith Map of 1830.
Walling Map of 1856.
Richardson Atlas of 1879.
Walker Atlas of 1903.

X Recommended for listing in the National Register of Historic Places. See NR Criteria Statement attached.

INVENTORY FORM CONTINUATION SHEET

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Community
Hanson

Property Address
High Street

Form # **71-102**

Area **Bonney Hill C**

ARCHITECTURAL DESCRIPTION, continued.

As in most Massachusetts communities, few of the smallest and earliest houses survive, but a handful of Cape Cod houses reflect the earliest settlement in this area. The central chimney heat source dominated planning with rooms clustered around a single stack. In the most common plans the front pile or tier of rooms is characterized by an entry into a lobby in the chimney bay, with a room on either side. In the rear there is usually a large central room, flanked by smaller unheated rooms. Houses of a single story and garret were the most common, known as the Cape Cod house, and usually found in the large five bay version. A significant number of these houses have already been identified in Hanson and four of these are found on Bonney Hill. Perhaps the best preserved of these is the house of uncertain history at **249 High Street (#85)**. The large square central block has a broad and regular facade of five bays, with a simple molded cornice and surrounds to its entry and windows. The facade of the building is clapboarded while the sides are shingled, and the house is fitted with twelve-over-twelve sash. The side elevation suggests the center chimney plan, reflecting the two tiers of rooms on the first floor, and adding small fixed sash to the common gable pair to provide light for the garret story. A small three bay ell is positioned at the south rear of the main block and a large side gabled outbuilding is currently serving as a garage. The **Gould-Thomas House at 457 High Street (#100)** is similar in many ways, but shingled all over, adding a porch to its rear ell, and connecting to its side-gabled carriage house. The **Simmons-Tubbs House at 334 High Street (#91)** has experienced more alteration and expansion, including shed dormers on both the front and the rear roof slopes; the partially enclosed Tuscan-columned porch at the entry, common in Hanson (See North Hanson area form #A); a large Tuscan-columned screened-in porch on the south side; and a small enclosed porch on the north side. A two-bay end-gabled garage is located in the rear of the lot. Perhaps representing a single story version of the Georgian plan is the **Bonney House at 374 High Street. #95** With the same form as the houses described above, the survival of a single chimney not at the center of the building but on its south side may be evidence of an original pair and suggestive of a central hall. This example has a pair of shed dormers on the front roof slope, a small wing and a long rear ell extending from the north rear corner. Larger early houses of two and two-and-a-half stories are not found on Bonney Hill, neither the center chimney houses that employ the same plan as the Capes described above, nor the ambitious Georgian plan houses in either the double house or ell house variations, an accurate reflection of their rarity in the town and region.

The single story house remained popular in Hanson and throughout this region well into the 19th century. The general rectangular shape was retained, but it became common to frame a half story for the garret. As the stove came to replace the fireplace as the primary heating source in the middle of the 19th century, large chimney stacks gave way to small stove flues allowing more flexibility in planning and design. Only one Greek example is found on Bonney Hill, the

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
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Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area **Bonney Hill C**

ARCHITECTURAL DESCRIPTION, continued.

Stetson House at 303 High Street (#89). The house displays the common Hanson siting, with its gable end to the street and a perpendicular ell connecting the main block of the house to its ample carriage house. This example retains much of its simple Greek entablature ornament, including plain Doric corner pilasters. It has been expanded with a shed dormer on the front slope of the wing, a new bay window in the front bay of the facade, and with a shed-roofed addition to the carriage house. Although most common in the Greek Revival style, an array of later 19th century styles were applied to this general form, as seen in the Queen Anne **Thomas House at 437 High Street (#91).** Here the gabled roofs are exceptionally high and the upper stories of both the main block and the wing are lit with shed-roofed wall dormers. Stylish trim includes deeply overhanging eaves with elaborate brackets at the window breaks, ornamental shingles in the gable ends, and a porch across the wing. Recent additions to the house include a chimney on the front corner of the main block, a shed-roofed rear ell on the wing, and a low addition to the rear of the main block including a room and a garage offset toward the street. Another example of this house type, which has been significantly altered, is the **Soule House at 161 High Street (#76).**

The most popular house type on Bonney Hill was the end house, consistent with general Massachusetts trends but proportionally over-representative for Hanson. Dating to the second quarter of the century, the rise of this house type is associated with the change in the outward appearance of houses with the reorientation of the house to the street to produce the gable-fronted house, a re-orientation begun in Hanson with more familiar gabled blocks at about the same time. In this house type it became common to employ a narrow three-bay facade with a side entry and although many early examples are simple blocks with the addition of a lower rear ell, this type also partakes of the Hanson pattern of adding a low and perpendicular wing to the side of the house, often attached to a carriage house and forming a sheltered door yard. The earliest example on Bonney Hill is the **Keene House at 111 High Street (#72),** a simple, clapboarded Greek Revival house with a Doric entablature doorway and a molded cornice. Its low, three-bay, perpendicular wing extends from the south elevation. Although historical information is confusing, the **Keene House at 271 High Street (#86)** resembles the other Keene House, with an expanded wing and modern gabled garage. Both Italianate end houses include the perpendicular wing and scrolled hoods at their entries, and including a bay window on the main block and a porch on the wing at the **Stetson House, 300 High Street (#88),** and including an enclosed porch filling the re-entrant angle, a gabled wall dormer on the main block, and a bay window on the facade of the **Cobb House, 481 High Street (#102)**

INVENTORY FORM CONTINUATION SHEET

Community

Property Address

Hanson

High Street

Massachusetts Historical Commission
Massachusetts Archives Building
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Boston MA 02125

Form # 71.102

Area Bonney Hill C

ARCHITECTURAL DESCRIPTION, continued.

End houses built late in the century may be termed generally Queen Anne in ornament and the simple form continued to be commonly expanded with dormers and perpendicular wings, as well as with projecting bays on the rear pile. Among the simpler examples on Bonney Hill the **Matthews House** of 1908 at **125 High Street (#73)**, has deep eaves, shed-roofed dormers along the long walls, and a full front porch which has been altered through the addition of several low additions along the south wall. The **MacDonald House** of 1911 at **201 High Street (#82)** is also quite simple in its massing, including only a low rear ell, but ornamented with a hooded entry and patterned shingles in the gable. The **Chamberlain House** of 1891 at **191 High Street (#81)** has the addition of a projecting bay at the rear pile on the south elevation, where a low modern addition has been added in the front pile; the house also includes a simple turned-post porch and curvilinear brackets at the eaves. But as is the case throughout Hanson, the distinctive low perpendicular wing is usually found on the Queen Anne end houses. The **Calder House** of 1900 at **142 High Street (#75)** takes this form and retains much of its ornament including polygonal bay windows on the facade and in the rear pile of the north elevation; spindles in the corners of the turned front porch; and ornamental shingles in the gable. Simpler in ornament is the **Faulkner House** of 1900 at **135 High Street (#74)**, with an entry hood and shed-roofed wall dormers, and a porch marking the re-entrant angle of the main block and the wing. The **Wheeler-Bass House** of 1888 at **223 High Street (#84)** retains its entry hood and its shed-roofed wall dormers but has had a new chimney added to its facade. The **Estes House** of 1881 at **379 High Street (#96)** resembles 223 High Street quite closely, although its wing is longer, and its entry treatments have been lost. The **Ford House** of 1891 at **176 High Street (#80)** was also constructed in this form, expanded with the addition of a polygonal bay window and a gabled wall dormer in the rear pile adjacent to the wing; it has lost any ornament it once had but retains its connected two-level carriage house. The house at **202 High Street (#83)** has the same small wing, another on the opposite or left elevation, a shed dormer on the roof, and simple trim including a turned-post porch at the entry. It retains its gabled carriage house as well.

Two houses within the area were constructed in more unusual forms late in the 19th century. The earlier of these, the **Langhill House** of 1890, is an unusual gross-gabled bent house set to take full advantage of a corner lot at **High and Pierce streets (#71)**. The entry is located at the intersection of the two narrow gabled blocks, screened by a polygonal screened porch and marked by a gabled dormer in the re-entrant angle. Deep eaves with some surviving trusses, brackets at the eaves of the bay window, and stained glass windows are suggestive of the Queen Anne style. The 1906 **Estes House** at **458 High Street (#101)** is also unusual, although an example of a popularly available form. This Queen Anne cottage has a high gabled main block with a projecting gabled bay covering the right half of its facade while the other is screened by a porch formed from an extension of the roof line. The gables are crossed by pent roofs, the front

INVENTORY FORM CONTINUATION SHEET

Community
HansonProperty Address
High StreetMassachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Form # 71. 102

Area **Bonney Hill** C**ARCHITECTURAL DESCRIPTION, continued.**

bay is canted on the first level, and a polygonal bay window is located in the rear pile of the south elevation.

The popularity of single-story gabled houses held strong against the next wave of change, the rise of mail-order house plans and indeed mail-order houses. In three early 20th century examples, single-story gabled blocks with deep eaves are expanded and ornamented in different if related ways. The **Calder House** at **150 High Street (#76)**, which most closely resembles the popular bungalow, has an ornamental concrete block foundation, a full front porch tucked under its front roof slope, a shed-roofed dormer centered in the front roof slope, and a larger one across the rear. Parapetting the porch, a triangular bay window, and a triple window with a high central window all signal the Craftsman style here. The **Calder House** of 1911 at **160 High Street (#77)** is a simpler house in its ornament, with a Tuscan-columned, hip-roofed porch over the entry, two shed-roofed dormers on the front, and a high two-story ell at the rear. The **Stiles House** of 1927 at **392 High Street (#97)** adds an enclosed gable-roofed entry porch, a low sun room, and a gabled centered dormer. It is made distinctive by its asymmetrical facade and the use of banks of paired windows. Builders only occasionally employed the various Tudor elements, but an example can be seen at the **MacDonald House** of 1927 at **417 High Street (#98)**, where a very simple gabled block is given a stylish enclosed front porch with a high gabled roof with a low swooping roof line on one side.

Curiously, Bonney Hill's only two story houses date to the early 20th century. The two story Colonial employs a gable block form with revival entry treatment, seen with a hipped roof and a low sun room wing at the **Faux House** of 1926 at **357 High Street (#94)**. The enclosed entry porch is glazed with multi-paned sidelights and wide fans above, while the first floor's triple windows and the second floor's paired windows have upper sash divided by vertical muntins. The sub-type Dutch Colonial masks the second story behind a false gambrel roof, seen in the large five-bay version with wing at **335 and 345 High Street**. The **Boulanger House** at 335 (#92) is shingled and has a Tuscan entry porch and a small enclosed porch on one side elevation; the **Littlehale House** at 345 is clapboarded and has a glazed entry porch. The **Scates House** at **321 High Street (#96)** is an example of a related Colonial Revival form which uses a false gable rather than a false gambrel roof. In this shingled example the traditional front pent roof is expanded to form a full front screened-in porch.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
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220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area **Bonney Hill C**

HISTORIC NARRATIVE, continued.

In 1830, when Hanson's first nominative map was published, only six farmsteads are noted and five of these survive, including one within the Plymouth County Hospital campus. Two of these are said to date to the mid-18th century. 457 High Street was built by John Gould but held for many years by the Thomas family. In 1834, the widow Celia Thomas held a house (\$200), barn (\$30), two cows, a swine, and eleven acres. 334 High Street was built by Nathaniel Simmons, later owned by Elijah Damon, and by 1834 Benjamin Tubbs held this farm. His house (\$150) and barn (\$40) were located here, and he owned a horse, a cow, and a swine, and his multiple fields of tillage, mowing, pasture, wood lot, and swamp totaled 26 acres. One of the surviving Bonney family houses is 374 High Street, said to have been built in 1789 by Joseph for his son Ezekiel. By 1834, Ezekiel and Ezekiel Jr. held the property jointly, each reporting a \$150 half share in a house and a \$75 half share in a barn. The senior Ezekiel held about 50 acres of land, three cows, eighteen sheep, a swine, a horse, and four oxen, an exceptionally high reporting of animals for the town of Hanson. His son reported about thirty acres, a cow, and a chaise. Tax records are not currently available for Joseph Keene of 111 High Street.

During the mid century years when a housing boom characterized Hanson, the number on Bonney Hill expanded as well, doubling by 1856 and stabilizing for the next thirty years. Surviving houses dating to this period of expansion include those built by George F. Stetson at 300 High Street, by Stetson for his son Jeremiah in about 1855 at 303 High Street, and by Henry Cobb in 1852 at 481 High Street. Tax information for 1879 demonstrates the continued popularity of small-scaled agriculture among property owners here. Three Bonneys remained here as farmers, Josiah, Ezekiel, and George, and they were joined by Thomas Bourne, Erastus Tubbs, Benjamin Thomas, John Keene, and Stephen Estes. Each owned a house and barn and several owned other outbuildings, another barn, perhaps, a hen house, or a shoe shop. Their acreage was surprisingly uniform, with most holding about 30 acres, with only Tubbs, with 45 acres, and Ezekiel Bonney, with 85 acres, varying from this pattern. Animal holdings remained small in number, with one resident reporting no animals, two reporting only a horse, three residents with a horse and a cow, and only Ezekiel Bonney and Tubbs reporting multiple cows.

During the last years of the 19th century the number of houses made its greatest increase on Bonney Hill, doubling by 1903. Tax and directory data for that year demonstrate how representative of Hanson the Bonney Hill area is. A range of common employments are found here, combining small-scaled agriculture, here very often poultry farming, with work in local manufactories. While they reported no occupation or another occupation, many residents reported small lots of land and hen houses. Miss Anna Wheeler and Miss Annie Bass of 223 High Street owned two hen houses and reported no occupation. So too, Mrs. Emma Estes reported no job outside her home at 329 High Street, but owned a house, barn, wood house, hen house, and

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # **71-102** 220 Morrissey Boulevard
Area **Bonney Hill C**

HISTORIC NARRATIVE, continued.

an acre lot. George Soule, a box maker, with bookkeeper Marcia Soule as a boarder, owned a house, barn, hen house, and an acre lot. William Tillson lived in Halifax but paid taxes on the house, barn, hen house, and acre lot at 176 High Street. George A. Langhill, a carpenter who may have designed his own distinctive house at the corner of High and Peirce streets, owned a house, a hen house, a wood house and shop, and two acres. Another builder, Clinton E. Calder constructed a number of buildings at the south end of High Street on the east side of the street, including 142 where he probably lived in 1903, reporting a house and a hen house on a half acre lot. The only individual, however, who described himself as a farmer was John Scates, town clerk and treasurer who owned 321 High Street. In addition to his \$750 house, \$250 stable, \$40 shed, and \$15 hen house, Scates owned over sixteen acres of land and two cows. Most female heads of household reported no occupation, but Mrs. Eben Page held over twenty-three acres of fields.

The first quarter of the 20th brought more development to Bonney Hill. Ten more houses were added in the next dozen years, both small houses in keeping with the town pattern and a handful of larger houses for the first time. The height of the hill attracted a range of other uses as well, with the addition of the Fire Tower in 1913 and the Plymouth Colony Hospital to the purportedly healthful environment in 1916-19. Development at similar scales has continued in the area with a handful of unobtrusive homes added in the post-war years.

INVENTORY FORM CONTINUATION SHEET

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Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
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Community
Hanson

Property Address
High Street

Form # 71 - 102

Area **Bonney Hill C**



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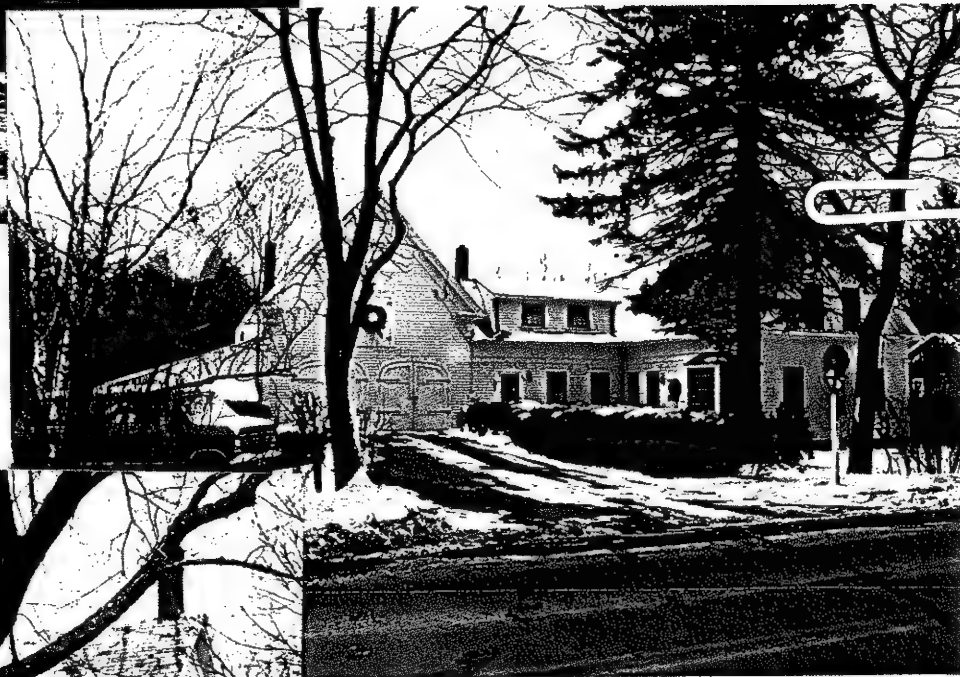
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Community
Hanson

Property Address
High Street

Form # 71-102

Area **Bonney Hill C**



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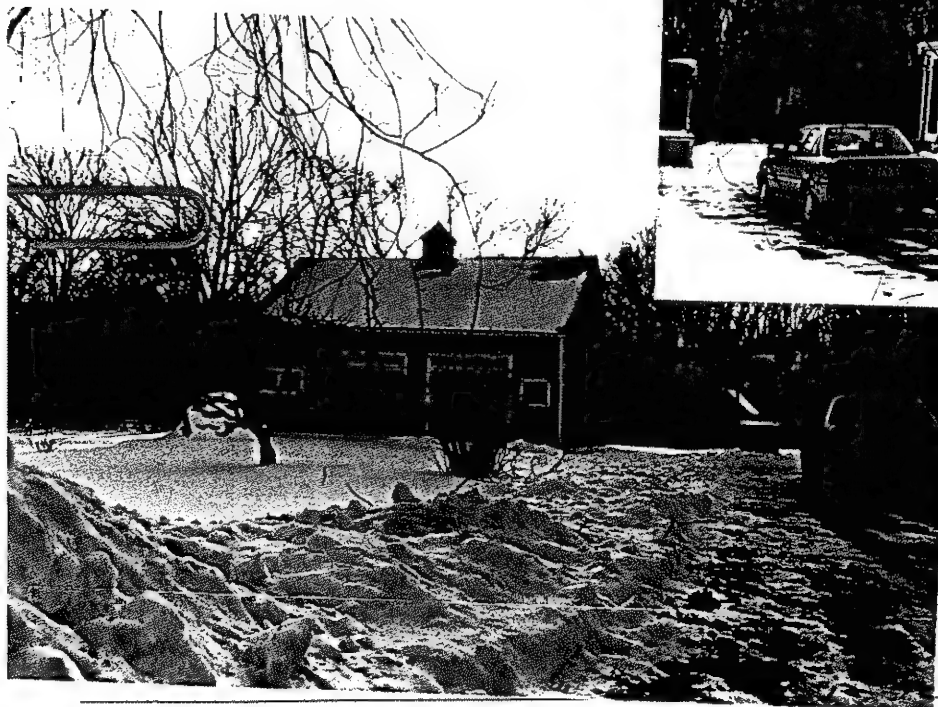
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Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area **Bonney Hill C**



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston MA 02125

Community
Hanson

Property Address
High Street

Form # 71-102

Area Bonney Hill C



INVENTORY FORM CONTINUATION SHEET

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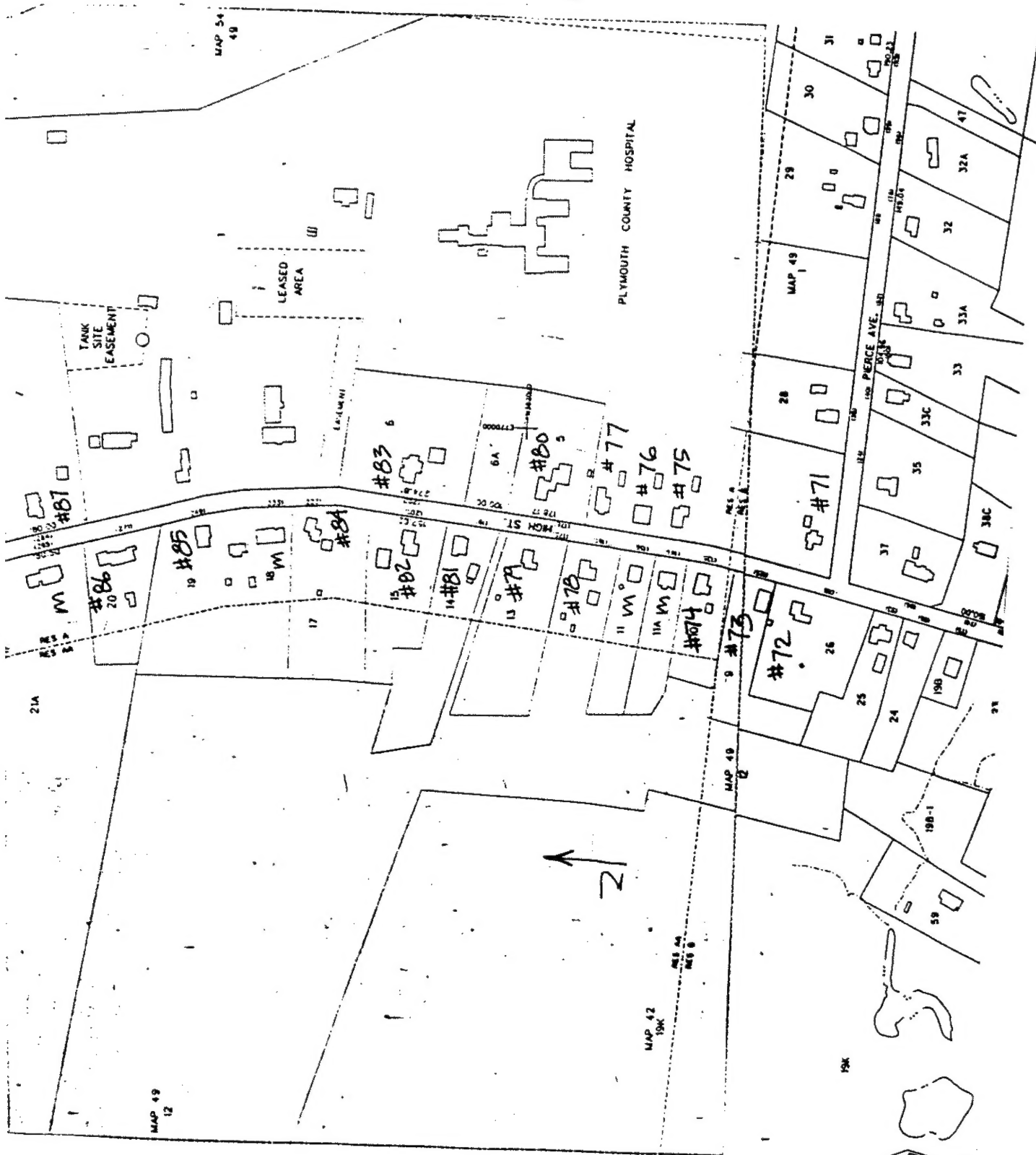
Community
Hanson

Property Address
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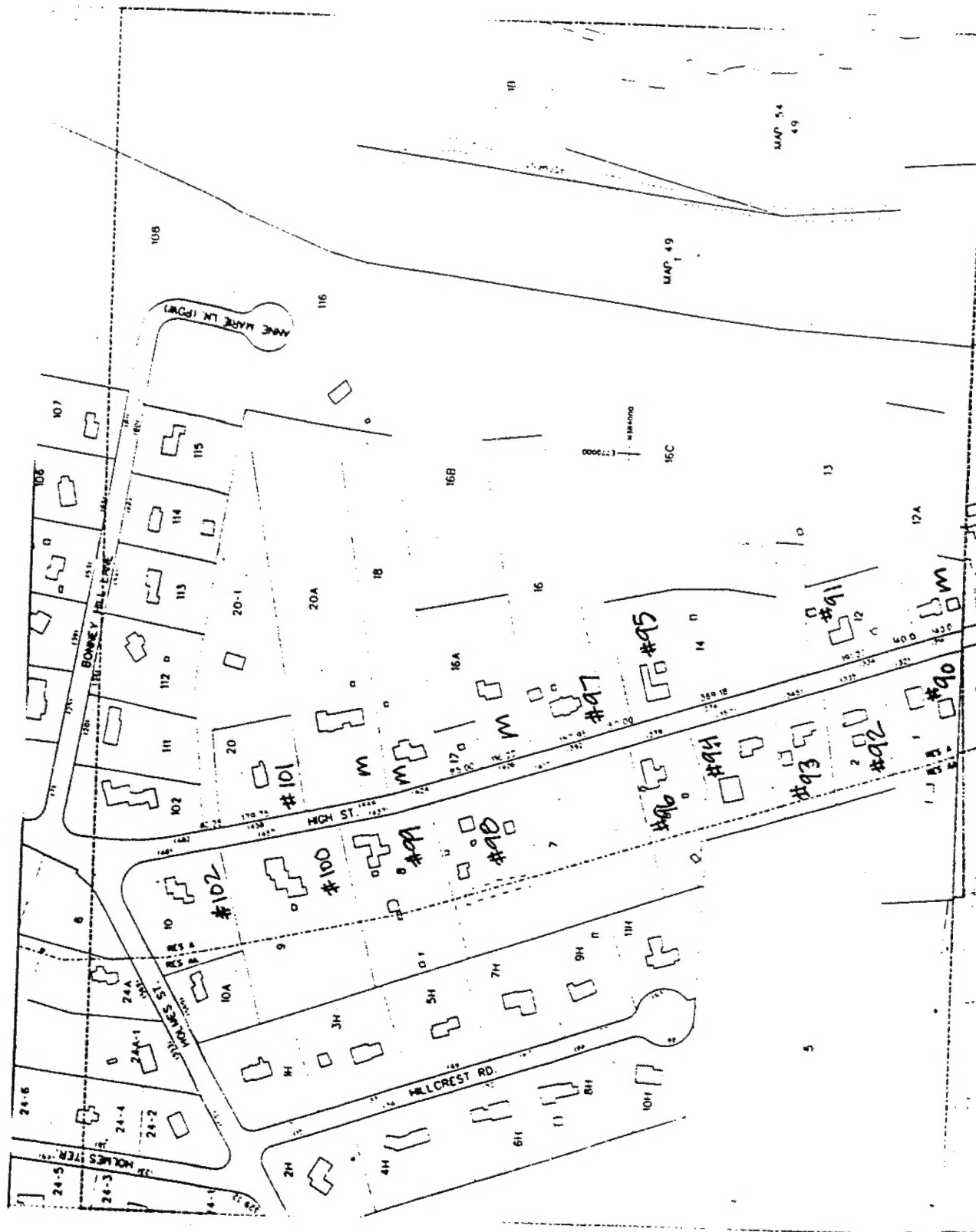
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Area Bonney Hill 2





Bonney Hill Area, Hanson MA



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Property Address

Area

C

Form #

71 - 102

National Register of Historic Places Criteria Statement Form



Check all that apply:

☐ Individually eligible.

☐ Contributing to a potential district.

☐ Eligible only in a historic district.

☒ Potential historic district.

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by **Dempsey/Driemeyer**.

The Bonney Hill area is significant as an important surviving cluster of historic buildings in the town of Hanson, in a settlement configuration distinctive to the town and probably the region. In this area, many of the town's primary house types can be found, with a particularly strong cluster of the earliest center chimney houses as well as the later 19th century end houses and other turn-of-the-century forms. The area also served as the location of the Plymouth County Hospital, designed for the care of area TB patients. The Bonney Hill area meets criteria A and C at the local level and retains integrity of location, setting, design, materials, workmanship, feeling, and association.